

**Single Family Design Guidelines Update
Neighborhood Preservation Ordinance Update**

Steering Committee

**Meeting #5 Notes
June 25, 2004**

Steering Committee members: Chair Dianne Channing, Vice Chair Brian Barnwell, Vadim Hsu, Joe Guzzardi (attending for Claudia Madsen), Helene Schneider, Richard Six.

Staff: Bettie Hennon (City Planner), Jaime Limón (Senior Planner), Heather Baker (Project Planner), Jason Smart (Intern).

I. Welcome and Introductions

II. Public Comment for Items Not on the Agenda

None.

III. Administrative Items

IV. Square Footage, Grading, Slope & Building Height Calculation Methods Issue Paper

Staff presentation was followed by Steering Committee and public discussion of how to define “floor area” and grading terms. Members of the public, some of whom commented, included: Collette Barr, Kathleen Brewster, Betsy Cramer, Jason Dodd, Rhonda Grant, Steve Metsch, Ginny Miller, Randy Reetz, David Schott, Eric Schott and Sally Sphar. Floor area public comment topics included:

- Implications of floor area definition for floor area ratio implementation.
- Whether/how to calculate floor area of basements, attics, staircases, garages, porches, etc.
- Need to avoid “penalizing” good design techniques that add to floor area, such as thick walls.
- Relationship between floor area, volume and mass/bulk/scale issues.

The Steering Committee suggested that a standard form for listing square-foot project statistics be provided online in an Excel sheet format that can be filled out and copied onto plans. The committee generally agreed that definitions for grading are needed and that grading and slope design review triggers will be reconsidered during the application routing and trigger mechanisms discussion.

Motion (by Richard Six): Establish preliminary definitions for “net floor area,” “gross floor area” and “floor area ratio” as follows. Later, refine the definitions as they apply to FARs.

- Net Floor Area. The net floor area included within the surrounding exterior walls of a building or portion thereof, exclusive of the area occupied by the surrounding walls, vent shafts and courts, areas or structures used exclusively for parking. Net floor area is exclusive of decks, balconies, attics and basements that do not exceed a floor-to-ceiling-height of five (5) feet. Stairway and elevator shaft(s) areas are to be counted one time.
- Gross Floor Area. Building area square footage as measured from the outside of the exterior walls, including all living spaces, garages, useable basements, cellars and other accessory structures. Gross floor area excludes decks, balconies, any development that does not require a permit and attics that do not exceed a floor-to-ceiling-height of five (5) feet.
- Floor Area Ratio (“FAR”). The ratio of gross floor area of all structures (except for special considerations of basements, excessive volumes beyond typical plate heights, understories and cellars to be determined during future meeting discussions) on a parcel to total parcel area.

2nd: Vadim Hsu.

All in favor.

V. Intent Language for Single Family Design Guidelines/Neighborhood Preservation Ordinance

Not addressed due to lack of time.

VI. Adjourn